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DEPARTMENT OF BUILDING INSPECTION



City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

MEMORANDUM

To: All Interested Parties

From: Laurence M. Kornfield, Chief Building Inspector, TSD *[Signature]*

Date: October 18, 2001

Schedule of Building Valuation Data

5/S



San Francisco Public Library

Government Information Center
San Francisco Public Library
100 Larkin Street, 5th Floor
San Francisco, CA 94102

REFERENCE BOOK

Not to be taken from the Library

Copy of the Cost Schedule of Building Valuation dated October 1, 2001.
Technical Services Division of the Department of Building Inspection.
Schedule are based on changes to the Marshall Valuation Service Cost
Schedule. The Cost Schedule is based. The Cost Schedule is used to determine
valuation within the City upon which permit fees and other fees are based.

should be directed to Mr. David Leung of Technical Services Division
and appreciate receiving any comments no later than Friday, November
comment period the Cost Schedule will be submitted to the Building
review and adoption.

and response.

DOCUMENTS DEPT.

OCT 25 2001

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DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

MEMORANDUM

To: All Interested Parties

From: Laurence M. Kornfield, Chief Building Inspector, TSD *[Signature]*

Date: October 18, 2001

Re: 2001 Cost Schedule of Building Valuation Data

Attached please find a draft copy of the Cost Schedule of Building Valuation dated October 1, 2001. This has been prepared by the Technical Services Division of the Department of Building Inspection. Revisions to the Cost Schedule are based on changes to the Marshall Valuation Service Cost Schedule upon which the local Cost Schedule is based. The Cost Schedule is used to determine standardized costs for construction within the City upon which permit fees and other fees are based.

Any comments or questions should be directed to Mr. David Leung of Technical Services Division at (415) 558-6033. We would appreciate receiving any comments no later than Friday, November 16, 2001. Following this comment period the Cost Schedule will be submitted to the Building Inspection Commission for review and adoption.

Thank you for your interest and response.

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October 1, 2001 Cost Schedule

October 1, 2001

To All San Francisco Building Permit Applicants and Interested Parties:

Attached is the October 1, 2001 Cost Schedule of Building Valuation Data for use in calculating a building's valuation for Building Permits in the City and County of San Francisco. This schedule is effective as of October 1, 2001. A valuation based on this table represents the final valuation at the completion of all construction work authorized by a building permit. Permit fees are based on a percentage of this valuation.

This schedule will be up-dated by DBI's Technical Services Division on an annual basis or as otherwise directed by the Building Inspection Commission in accordance with the San Francisco Building Code Section 107.2. The valuation data is based on information provided by the Marshall Valuation Service.

For additional information on this schedule, please contact Chief Building Inspector Laurence Kornfield of the Technical Services Division at (415) 558-6244.

Sincerely yours,

Frank Y. Chiu
Director



DRAFT

San Francisco
Department of Building Inspection

SAN FRANCISCO
COST SCHEDULE
(BUILDING VALUATION DATA)
BUILDING INSPECTION

Prepared by the Technical Services Division of the
Department of Building Inspection based on
Construction Cost Data reported by
Marshall and Swift's Marshall Valuation Service
per S.F. Building Code Section 107.2

October 1, 2001

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October 1, 2001

COST SCHEDULE (BUILDING VALUATION DATA)

This schedule is to be used for determining permit and related fees posted in accordance with Section 107.2 of the San Francisco Building Code.

Building permit and building plan review fees shall be based on the date of permit issuance, and the building floor area shall be calculated in accordance with the definition contained in Section 207 of the San Francisco Building Code.

This schedule is updated in each year, or as otherwise directed by the Building Inspection Commission, in accordance with the San Francisco Building Code Section 107.2.

GENERAL NOTES

1. Site Permits for all occupancies, except R-1 and R-3, are presumed to be without tenant improvements. The cost of tenant partitions shall be 9% (does not include mechanical, electrical and plumbing work) of the base cost times the floor area of the tenant space and shall be calculated when the tenant alteration application is submitted. Other special costs (Bank Safe, Mahogany paneling, Marble finish, etc.) are to be added to the tenant improvement cost.
2. For non-site permits, except R-1 and R-3 occupancies, add 9% for partitions and interior finishes.
3. The cost of mechanical, and plumbing work shall be added to all tenant improvement applications on per square foot basis @ \$21.50
4. Deduct 15% from basic cost for mechanical floors of mechanical penthouses.
5. Hillside costs for buildings of all occupancies and types are to be added as follows:

Grade	0 to 5%	add	0% to cost
	5 to 10%	add	5% to cost
	10 to 20%	add	10% to cost
	over 20%	add	20% to cost

Add caisson cost by footage

6. Apply 3% discount for quantity construction of five or more buildings of similar design and part of tract development.

GENERAL ITEMS APPLICABLE TO ALL OCCUPANCIES

Concrete Retaining Wall	Volume per c.y.	Amt \$505.73	
Asphalt Paving	per s.f.	\$2.92	
Concrete Paving	per s.f.	\$5.24	
Wooden Fences over 6'-0"	per lin. ft.	\$28.57	
Concrete Block Decorative Walls	per s.f.	\$73.85	
Excavation	per c.y.	\$28.71	
Fill	per c.y.	\$30.03	

Sprinkler Systems	Unit (Flr. Area)	Construction Avg.	Excellent
To 5,000 s.f.	per s.f.	\$2.27	\$2.91
To 10,000 s.f.	per s.f.	\$2.04	\$2.60
To 15,000 s.f.	per s.f.	\$1.92	\$2.43
To 20,000 s.f.	per s.f.	\$1.83	\$2.32
To 40,000 s.f.	per s.f.	\$1.65	\$2.07
To 50,000 s.f.	per s.f.	\$1.59	\$1.99
To 100,000 s.f.	per s.f.	\$1.43	\$1.77
More than 100,000 s.f.	per s.f.	\$1.34	\$1.66
For High-Rise Life Safety Buildings, add to sprinkler prices above	per s.f.	\$0.31	
Fire Alarm Systems	per s.f.	\$2.45	
Automatic Fire Detection and Alarm Systems	per s.f.	\$3.43	
Fire Pumps			
500 GPM		\$72,180.00	
750 GPM		\$77,220.00	
1000 GPM		\$81,510.00	
1500 GPM		\$88,440.00	

Service Station Canopies	per s.f.	\$32.10	
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Smoke Detectors, hard wired	EACH	\$171.60	
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Add for Caissons			
1. Set-up Cost - 12" to 36"		\$6,474.60	
2. Add cost per lineal foot of caisson			
Size		Concrete	Steel Casing
12" dia.		\$34.32	\$48.18
16" dia.		\$48.90	\$61.84
24" dia.		\$81.51	\$101.17
36" dia.		N/A	N/A

INTERIOR PARTITIONS [BASED ON 8'-0" HEIGHT]*

* Add 2% to base cost for each additional foot of height over 8'-0".

		<u>SQ.FT.</u>
Wood Studs w/ 1/2" Gypsum Wallboard, Painted		\$6.41
Wood Studs w/ 5/8 " Gypsum Wallboard, Painted	NR or 1-Hour	\$6.61
For Plaster finish, ADD for each face		\$2.77
Wood Studs w/ 2 layers Gypsum Wallboard each side		
2-hour construction		\$9.51
Metal Partitions w/ insulation		\$8.25
Metal Studs with Gypsum Wallboard,		
painted, w/ noncombustible construction	1-Hour	\$7.24
	2-Hour	\$11.07
Metal Studs with Met. Lath & Plas., painted	1-Hour	\$10.08
	2-Hour	\$13.91
Special surface finishing. ADD per sq. ft. of wall, ea. face, as follows:		
Fabric wallcovering		\$5.35
Wood Paneling		\$4.19
Laminated Plastic		\$10.59
Marble, Terrazzo, Granite, Stone, etc. Veneers		\$61.38
Vinyl Wallcovering		\$3.56
For Insulation, Add per sq. ft. of wall as follows:		
4" in Walls		\$1.62
6" in Walls		\$1.98
4" in Floors and Ceilings		\$2.30
6" in Floors and Ceilings		\$2.63
9" in Ceilings and Roof		\$3.00

NOTE: For all the Occupancies on the following pages See Chapter 3 and Table 3-A for the description of the Occupancy Group and Division.

October 1, 2001

OCCUPANCY A	BLDG. TYPE	PER SQUARE FOOT		NR
		F.R.	1-HOUR	
A-1				
Bldg. w/ Portion as Assembly Room for more than 1000 Occupants and a Legitimate Stage, theater	1	\$286.69	NP	NP
	2	\$202.54	NP	NP
Basement	1	\$83.54	NP	NP
(Utilities, Storage, Dressing Rooms)	2	\$83.54	NP	NP
[Typical all Basements – See Page 10]				
A-2				
Bldg. w/ Portion as Assembly Room for less than 1000 Occupants and a Legitimate Stage.	1	\$209.48		
	2	\$202.54	\$154.42	NP
	3 and 4		\$149.47	NP
	5		\$144.25	NP
Basement	1	\$83.54		
(Utilities, Storage, Dressing Rooms)	2	\$83.54	\$83.54	NP
	3 and 4		\$58.62	NP
	5		\$59.07	NP
A-2.1				
Bldg. w/ Portion as Assembly Room for more than 300 Occupants and No Stage. Public Assembly as Fraternal, Churches, Auditoriums, Education (not E or B), Rec. Clubs, Dance Halls, Museums, Etc. Private Colleges and Universities	1	\$197.49		
	2	\$190.17	\$140.07	NP
	3 and 4		\$121.26	NP
	5		\$116.20	NP
Basement	1	\$83.54		
(Utilities, Storage, Dressing Rooms)	2	\$83.54	\$83.54	NP
	3 and 4		\$58.62	NP
	5		\$59.07	NP
A-3				
Bldg. w/ Portion as Assembly Room for more than 50 but, less than 300 w/out Stage, including Educational purposes (not E or B), Restaurants, etc. Private Colleges and Universities	1	\$200.77		
	2	\$167.09	\$143.82	\$140.22
	3 and 4		\$119.68	\$116.69
	5		\$99.18	\$96.70
A-4				
Public Assembly such as: Stadiums, Reviewing Stands, and Amusement Park Structures, etc.	1	\$161.95		
	2	\$161.95	\$116.18	\$113.28
	3 and 4		\$97.42	\$94.98
	5		NA	NA

NOTES:

Apply the following DEDUCTIONS for Open Air Assembly [Occupancy A-4]

Wooden Bleachers	per s.f.	\$31.12
Metal Bleachers	per s.f.	\$28.90
Outdoor	per s.f.	\$19.64

See also ADD NOTES on Page 10

OCCUPANCY B	BLDG. TYPE	PER SQUARE FOOT		
		FR	1-HOUR	NR
Banks	1	\$209.13		
	2	\$201.97	\$180.12	\$175.62
	3 and 4		\$168.75	\$164.53
	5		\$161.96	\$157.91
Basements (Utilities, Storage)	1	\$91.64		
	2	\$91.64	\$86.42	\$84.26
	3 and 4		\$59.31	\$57.83
	5		\$59.76	\$58.27
Office Bldgs including Medical - Dental Offices	1	\$158.60		
	2	\$153.82	\$134.71	\$131.34
	3 and 4		\$112.87	\$110.05
	5		\$93.26	\$90.93
Basements (Utilities, Storage)	1	\$91.64		
	2	\$91.64	\$86.42	\$84.26
	3 and 4		\$59.31	\$57.83
	5		\$59.76	\$58.27
Government, Public, Fire & Police Stations & Libraries (Essential services)	1	\$240.68		
	2	\$230.70	\$205.05	\$199.92
	3 and 4		\$197.33	\$192.40
	5		\$126.13	\$122.98
Basements (Utilities, storage)	1	\$91.64		
	2	\$91.64	\$86.42	\$84.26
	3 and 4		\$59.31	\$57.83
	5		\$59.76	\$58.27

OCCOPANCY E	BLDG. TYPE	PER SQUARE FOOT FR	1-HOUR	NR
E-1, E-2				
Educational Purposes through the 12th Grade	1	\$167.96		
	2	\$161.18	\$126.99	\$123.82
	3 and 4		\$125.76	\$122.62
	5		\$98.93	\$96.46
Basement (Utilities, storage)	1	\$72.77		
	2	\$72.77	\$72.77	\$70.95
	3 and 4		\$49.07	\$47.84
	5		\$49.45	\$48.21
E-3				
Any Bldg. or Portion of Any Bldg. Used for Day Care Purposes for More Than 6 Persons	1	\$126.14		
	2	\$126.14	\$126.14	\$122.99
	3 and 4		\$124.11	\$121.01
	5		\$121.04	\$118.01
Basement (Utilities, storage)	1	\$72.77		
	2	\$72.77	\$72.77	\$70.95
	3 and 4		\$49.07	\$47.84
	5		\$49.45	\$48.21

OCCUPANCY F	BLDG. TYPE	PER SQUARE FOOT		
		FR	1-HOUR	NR
F-1				
Factories, Industrial Buildings, etc.	1	\$157.66		
Manufacturing	2	\$153.21	\$117.28	\$114.35
Moderate Hazard	3 and 4		\$90.48	\$88.22
	5		\$72.42	\$70.61

F-2				
Low Hazard: Ice Plants, Pumping Plants, Creameries	1	\$44.11		
Noncombustible or nonexplosive	2	\$41.67	\$41.67	\$40.63
	3 and 4		\$34.70	\$33.83
	5		\$26.70	\$26.03

OCCUPANCY H	BLDG. TYPE	PER SQUARE FOOT		
		FR	1-HOUR	NR
H-1				
Manufacturing, Storage, Product Handling of	1	\$157.66		
Explosive Materials.	2	\$153.21	\$135.24	\$131.86
[NOT Automobile Service Stations]	3 and 4		NP	NP
	5		NP	NP

H-2, H-3, H-6 & H-7				
Manufacturing, Storage, Product Handling of	1	\$139.31		
Hazardous Material.	2	\$135.24	\$104.17	\$101.57
[See Code Tables 3-A and 5-A for limitations.]	3 and 4		\$90.48	\$88.22
	5		\$81.64	\$79.60

H-4				
Repair Garages Not Classed as S-3	1	\$88.99		
	2	\$88.99	\$75.84	\$73.94
	3 and 4		\$61.28	\$59.75

H-5	NOT APPLICABLE			
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OCCUPANCY I	BLDG. TYPE	PER SQUARE FOOT		
		FR	1-HOUR	NR
I-1.1				
Nursery and Kindergarten Facilities for Full Time	1	\$121.99		
Care for more than 5 Children, Under 6 Years.	2	\$121.99	\$107.86	NP
	3 and 4		\$92.98	NP
	5		\$89.85	NP

Basement	1	\$97.66		
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I-1.2				
Health-care Centers for Ambulatory Patients	1	\$99.95		
Receiving Outpatient Medical Care.	2	\$99.95	\$99.95	NP
[Clinic rather than Doctor's Office]	3 and 4		\$97.11	NP
	5		\$93.23	NP

Basement	1	\$86.78		
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I-2

Nursing Homes for Ambulatory Patients, Homes	1	\$110.46		
for Children 6 Years and Older	2	\$110.46	\$110.46	NP
Accommodating More Than 5 Persons	3 and 4		\$86.18	NP
	5		\$82.63	NP
Basement		\$85.48		

I-3

Mental Hospitals, Sanitariums, Jails, etc. Bldgs.	1	\$174.75	NP	NP
Where Personal Liberties are Restrained	2	\$174.75	NP	NP
Basement	1	\$145.23	NP	NP
	2	\$145.23	NP	NP

		BLDG. TYPE	PER SQUARE FOOT FR	1-HOUR	NR
OCCUPANCY M					
M					
Retail and Wholesale Stores	1	\$92.62			
	2	\$92.62	\$92.62	\$90.30	
	3 and 4		\$84.46	\$82.35	
	5		\$82.24	\$80.18	
Basement	1	\$59.49			
	2	\$59.49	\$59.49	\$58.00	
	3 and 4		\$37.55	\$36.61	
	5		\$37.84	\$36.89	
M					
Department Stores	1	\$101.71			
	2	\$101.71	\$101.71	\$99.17	
	3 and 4		\$83.72	\$81.63	
	5		\$81.40	\$79.37	
Basement	1	\$77.21			
	2	\$77.21	\$77.21	\$75.28	
	3 and 4		\$48.60	\$47.39	
	5		\$48.97	\$47.75	
M					
Car Sales	1	\$103.97			
	2	\$91.89	\$91.89	\$89.59	
	3 and 4		\$69.73	\$67.99	
	5		\$66.75	\$65.08	

OCCUPANCY R	BLDG. TYPE	PER SQUARE FOOT		
		FR	1-HOUR	NR
R-1				
Residential Apartments and Condominiums	1	\$128.46		
	2	\$121.52	\$108.72	\$106.00
	3 and 4		\$84.91	\$82.79
	5		\$80.75	\$78.73
Basement (Utilities, storage)	1	\$68.20		
	2	\$68.20	\$53.02	\$51.69
	3 and 4		\$48.58	\$47.37
	5		\$48.95	\$47.73
R-1				
Hotels, Dormitories, Convents and Monasteries	1	\$158.24		
	2	\$154.66	\$138.03	\$134.58
	3 and 4		\$104.93	\$102.31
	5		\$100.04	\$97.54
Basement (Utilities, storage)	1	\$74.82		
	2	\$74.82	\$74.82	\$72.95
	3 and 4		\$54.01	\$52.66
	5		\$54.42	\$53.06
R-2				
Residential Care Facilities	1	\$119.05		
	2	\$117.50	\$115.96	\$113.06
	3 and 4		\$108.33	\$105.62
	5		\$91.21	\$88.93
Basements	1	\$71.17		
	2	\$71.17	\$61.61	\$60.07
	3 and 4		\$50.89	\$49.62
	5		\$51.28	\$50.00
R-3				
One and Two family dwellings	5		\$85.10	\$82.97
Basement	5		Finished	UnFinished
			\$31.93	\$31.13

OCCUPANCY S	BLDG. TYPE	PER SQUARE FOOT FR	1-HOUR	NR
S-1				
Storage of Moderate Hazard Materials	1	\$71.87		
Not classed S-2 or H	2	\$68.47	\$49.71	\$48.47
	3 and 4		\$41.21	\$40.18
	5		\$44.43	\$43.32
S-2				
Storage of Low Hazard Materials – Noncombustible	1	\$62.25		
	2	\$59.09	\$49.71	\$48.47
	3 and 4		\$33.99	\$33.14
	5		\$31.09	\$30.31
S-3				
Repair Garages (w/out Welding or Flame) and Parking Garages Not S-4.	1	\$65.41		
	2	\$65.41	\$54.02	\$52.67
	3 and 4		\$44.33	\$43.22
	5		\$40.10	\$39.10
S-4				
Open Parking Garages	1	\$49.33		
	2	\$42.59	\$41.22	\$40.19

OCCUPANCY U		BLDG. TYPE	PER SQUARE FOOT	
			FR	1-HOUR NR
U-1				
Private Garages	Type I at grade	1 and 2	\$58.49	
	Free standing Only	5	\$40.64	\$39.62
	As Lower floor	Use basement \$ for Basement of Occupancy.		
Carports, Sheds, Utility Buildings		5		\$30.54

ADDER NOTES APPLICABLE TO OCCUPANCIES A, B, E, F, I, M, R AND S

1) Add 0.5% for each story over 3, above ground, to the base cost.

2) Add cost of fire sprinklers, if required. [See Page 2]

	Occupancy	Cost
3) Add for each elevator shaft:	A, B, E & I	\$74,415.00
	H,M, F & R-1	\$45,705.00
	R-3	\$18,216.00

4) Add for Each Elevator Stop or Floor Opening:	A, B, E & I	\$7,590.00
	H,M, F & R-1	\$7,656.00
	R-3	\$4,950.00

5) Kitchen Adds:

Kitchen, New	[Res.]	\$7,425.00 *
Kitchen, Remodel	[Res.]	\$6,270.00 *
Kitchen, New	[Comm.]	\$10,230.00 *
Kitchen Hood per hood s.f.	[Comm]	\$623.70 **

6) Add for Each Fire Alarm System - See Page 2

7) Add for Fire Escape [Stair Type] -for two story building	\$4,488.00
-for each additional story	\$2,442.00

8) Add for Each Additional or New Bathroom	\$7,102.00 ***
Add for Remodeled Bathroom	\$4,739.00

9) Add for Each Fireplace	- [Brick]	\$4,653.00
	- [Prefabricated]	\$2,310.00

10) Add for Balconies or Decks:	BLDG. TYPE	PER SQUARE FOOT		
		FR	1-HOUR	NR
	1	\$58.72		
	2	\$58.72	\$47.38	\$46.20
	3 AND 4		\$49.62	\$48.38
	5		\$38.15	\$37.20

* Amount added to total sq. ft. costs to cover cabinets, built-in appliances, wiring, plumbing, etc

** Comm. Hood (Type I) incl: hood, duct, fire suppression and exhaust fan

*** Each additional bathroom more than one in new buildings or in addition to existing bathrooms

BASEMENT NOTE: Basements are assumed to be for building operations, i.e. utilities, and for storage use with minimal partitions. Basement exterior walls are part of the above floor costs of foundations. Where the basement is more extensively used, with employee services, offices, toilets, dwellings, etc. use the normal floor costs for the floor areas being proposed for that use.

MECHANICAL EQUIPMENTS (FOR ALTERNATION):

		Unit	Cost
Air Conditioner/Chiller:	5 Ton	per ton of capacity	\$1,663.20
	25 Ton	per ton of capacity	\$1,476.09
	100 Ton	per ton of capacity	\$1,330.56
	400 Ton	per ton of capacity	\$1,205.82
Boiler:	33,000 BTU	Each	\$2,376.00
	100,000 BTU	Each	\$2,871.00
	175,000 BTU	Each	\$3,432.00
Coil:		Each	\$488.00
Cooling Tower:	60 Ton	per ton of capacity	\$121.37
	125 Ton	per ton of capacity	\$100.53
	1000 Ton	per ton of capacity	\$68.66
Ductwork:	3" dia.	per lin.ft.	\$7.72
	6" dia.	per lin.ft.	\$8.98
	12" dia.	per lin.ft.	\$15.44
	20" dia.	per lin.ft.	\$26.47
Fan: Size:	24"	Each	\$1,171.50
	36"	Each	\$1,518.00
	54"	Each	\$2,310.00
Fire/Smoke Damper:	8"x8" or smaller	Each	\$47.81
	16"x14"	Each	\$70.50
	24"x20"	Each	\$117.08
Fire Pump: - See Page 2			
Floor Heater:	100,000 BTU	Each	\$3,630.00
	300,000 BTU	Each	\$7,557.00
	1,000,000 BTU	Each	\$21,450.00
Furnace:	25,000 BTU	Each	\$864.60
	65,000 BTU	Each	\$1,848.00
	100,000 BTU	Each	\$2,128.50
	300,000 BTU	Each	\$4,438.50
Heat Pump:		per ton of capacity	\$1,584.00
Solar heating system:		per s.f.collector area	\$75.57
Suspended Heater:	35,000 BTU	Each	\$1,188.00
	100,000 BTU	Each	\$1,518.00
	400,000 BTU	Each	\$4,042.50



